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September 24, 2020

HAND DELIVERED

Michael Q. Geary, City Clerk
Office of the Clerk
City of Lowell
375 Merrimack Street
Lowell, Massachusetts 01852

RE: Petition For Zoning Change

Owner:	City of Lowell/LynnLowell, LLC
Property/City of Lowell:	153 Willie Street
Property/LynnLowell, LLC:	4 Wiggin Street
Petitioner:	LynnLowell, LLC

Dear Mr. Geary:

This office represents LynnLowell, LLC in this petition for a zoning change. The Petitioners are the owners of 4 & 8 Wiggin Street, and are in the process of entering into a land Acquisition Agreement with the City of Lowell to purchase the adjacent parcel at 153 Willie Street. The land at 8 Wiggin Street is zoned Urban Neighborhood Multi Family (UMF) while 4 Wiggin Street and 153 Willie Street are both zoned Light Industrial (LI). It is the intention of the Petitioner to construct residential housing on all 3 lots.

With the approval and direction of Joseph Giniewicz, the Urban Renewal Project Manager, the City has advised the Petitioners herein to request the within Zoning Change on behalf of the City of Lowell to develop the subject property.

As a result of the foregoing, this request is made to extend the Urban Neighborhood Multi Family Zoning District (UMF) into the adjacent parcels located at 4 Wiggin Street and 153 Willie Street as more particularly set forth on the plan submitted herewith. I have also included a legal description of the land to be included in the proposed zoning extension.

Kindly consider this request in the usual manner for such petitions, and I await your reply.

Very truly yours,

A handwritten signature in cursive script, appearing to read "George Theodorou".

George Theodorou

GT:dpm
Enclosures

4 Wiggln Street – Zoning District Extension – Metes and Bounds Description

Beginning at a point at the center line of Willie Street, said point being 25.00 feet westerly from the intersection of the northerly side line of Dutton Street and the easterly side line of Willie Street;

thence N84°15'25"W a distance of 120 feet more or less along the southerly side line of land of the City of Lowell to the westerly side line of land of the City of Lowell;

thence N00°14'27"E a distance of 50 feet more or less along the westerly side line of land of the City of Lowell to the northerly side line of land of the City of Lowell;

thence S83°59'10"E a distance of 51 feet more or less along the northerly side line of land of the City of Lowell to the westerly side line of land of LynnLowell, LLC;

thence N00°01'54"W a distance of 121 feet more or less along the westerly side line of land of LynnLowell, LLC to the center line of Wiggln Street;

thence N89°55'48"E a distance of 81 feet more or less along the center line of Wiggln Street to the center line of Willie Street;

thence S03°56'34"W a distance of 178 feet more or less along the center line of Willie Street to the point of beginning,

containing 0.36 acres, more or less.

ASSESSORS ID

PARCEL 0119 6360 0004

PROPERTY OWNERS

LYNNLOWELL, LLC
45 PINE GROVE AVENUE
LYNN, MA 01905

DEED REFERENCE

BOOK 33389, PAGE 154

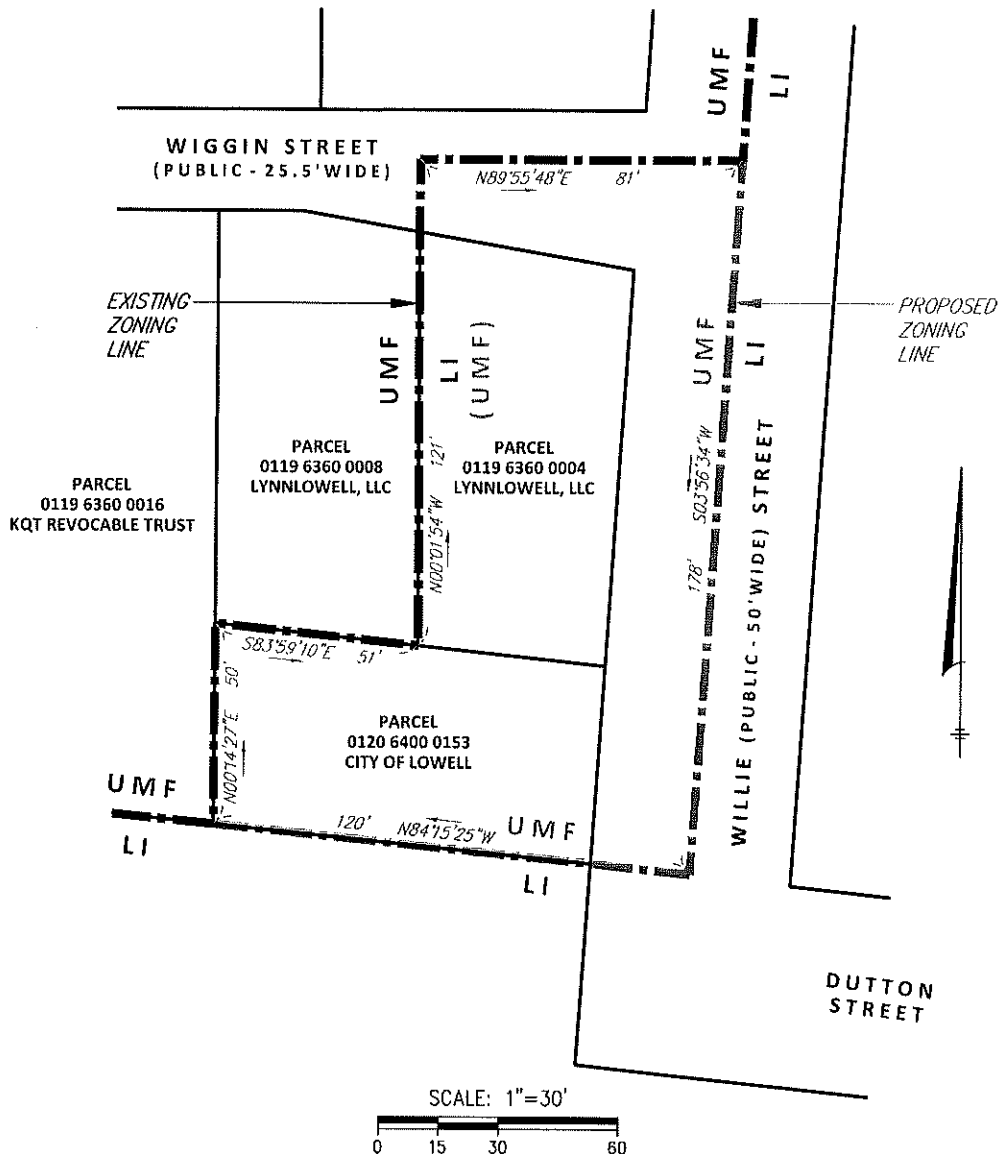
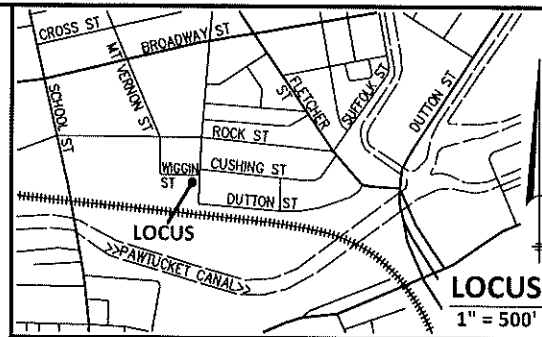
PLAN REFERENCES

1. PLAN BOOK 236, PLAN 87.
2. CITY ENGINEER'S PLAN I-17.

ZONING

EXISTING DISTRICT:
LI, LIGHT INDUSTRIAL

PROPOSED DISTRICT:
UMF, URBAN MULTI-FAMILY

**NOTES**

1. EXISTING CONDITIONS AND BOUNDARY LOCATION SHOWN HEREON FROM AN INSTRUMENT SURVEY IN AUGUST OF 2020. TOPOGRAPHY SHOWN HEREON REFERS TO AN ASSUMED DATUM.
2. NO PORTION OF THE PREMISES SHOWN HEREON IS LOCATED WITHIN A FLOOD HAZARD AREA AS SHOWN ON DEPARTMENT H.U.D. FEDERAL INSURANCE ADMINISTRATION MAPS, PER COMMUNITY PANEL 25017C0139F, EFFECTIVE DATE JULY 7TH, 2014.
3. UTILITIES OTHER THAN THOSE SHOWN MAY EXIST. CALL DIG-SAFE AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION OR CONSTRUCTION.

ZONING DISTRICT EXTENSION EXHIBIT PLAN

4 WIGGIN STREET
LOWELL, MASSACHUSETTS

PLAN PREPARED FOR:

LYNNLOWELL, LLC
45 PINE GROVE AVE
LYNN, MA 01905

SEPTEMBER 3, 2020

SCALE: 1" = 30'

